099.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,093,300 / 1,093,300
					USE VALUE:	1,093,300 / 1,093,300
					ASSESSED:	1,093,300 / 1,093,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JIGARJIAN GREGORY J ETAL/ TRS
Owner 2:	JIGARJIAN FAMILY TRUST
Owner 3:	
Street 1:	34 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JIGARJIAN GREGORY J/MAUREEN A -
Owner 2:	-
Street 1:	34 HODGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 4324 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10263.000	583,800		509,500	1,093,300
Total Card	0.236	583,800		509,500	1,093,300
Total Parcel	0.236	583,800		509,500	1,093,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 252.84 /Parcel: 252.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64744

GIS Ref

GIS Ref

Insp Date 10/08/18

!8051!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	583,800	0	10,263.	509,500	1,093,300		Year end	12/23/2021
2021	101	FV	566,900	0	10,263.	509,500	1,076,400		Year End Roll	12/10/2020
2020	101	FV	567,000	0	10,263.	509,500	1,076,500	1,076,500	Year End Roll	12/18/2019
2019	101	FV	402,600	0	10,263.	509,500	912,100	912,100	Year End Roll	1/3/2019
2018	101	FV	402,600	0	10,263.	436,700	839,300	839,300	Year End Roll	12/20/2017
2017	101	FV	402,600	0	10,263.	407,600	810,200	810,200	Year End Roll	1/3/2017
2016	101	FV	402,600	0	10,263.	349,400	752,000	752,000	Year End	1/4/2016
2015	101	FV	386,400	0	10,263.	313,000	699,400	699,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:38:52

LAST REV

Date	Time
08/04/20	14:52:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIGARJIAN GREGO	75086-495	1	7/10/2020	Convenience	99	No	No		
DE FRANCISCO RO	37491-427		12/27/2002		645,000	No	No		
	18848-113		2/1/1988		304,000	No	No		Y

USER DEFINED

Prior Id # 1:	64744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2008	664	Addition	110,000			G10	GR FY10	ADD 2 BDRMS, REPAI
2/22/2005	107	Manual	3,000					repair water damag
12/24/1997	36	Addition	20,000					16X23 ADDITION
11/15/1993	578	Wood Dec	3,000					16X23 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
6/4/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10263		Sq. Ft.	Site		0	70.	0.71	4									509,525						509,500	

Total AC/HA:	0.23561	Total SF/SM:	10263	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,525	Spl Credit		Total:	509,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.98870963
Const Adj.:	0.99346465
Adj $ / SQ:	137.515
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717184
Depreciation:	133396
Depreciated Total:	583788

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

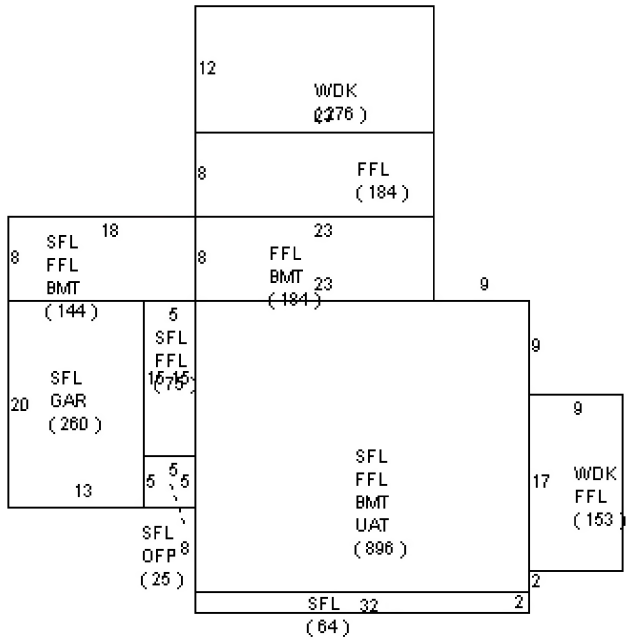
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	151.27
Special Features:	0	Val/Su Net:	110.95
Final Total:	583800	Val/Su SzAd	188.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,636	137.510	224,974
SFL	Second Floor	1,464	137.510	201,322
BMT	Basement	1,224	72.200	88,367
WDK	Deck	429	8.280	3,551
GAR	Garage	260	24.450	6,358
UAT	Upper Attic	224	55.010	12,321
OFP	Open Porch	25	43.710	1,093
	Net Sketched Area:	5,262	Total:	537,986
Size Ad	3100	Gross Area	5934	FinArea 4324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

099.0-0006-0005.0

IMAGE

AssessPro Patriot Properties, Inc